



March 4, 2020

Aydin Naghibi
1201 North Pacific Avenue, Suite 214
Glendale, CA 91202

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1911231
1208 MARIPOSA STREET**

Dear Mr. Naghibi,

On March 4, 2020, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to demolish an existing detached garage at the rear and construct a new two-story, 1,285 SF second unit above two new garages on 7,370 SF lot zoned R 2250, located at 1208 Mariposa Street. The house at the front of the property will remain.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- No changes are proposed to the building footprint of the historic front unit. The new rear unit and garages will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The new two-story residential dwelling unit at the rear of the property will provide adequate parking for both the existing house and the new rear unit.
- The new residential unit is designed with an L-shaped building footprint, which is appropriately setback from all property lines to reflect existing neighborhood setbacks.
- The new unit will have a 56 SF private balcony on the second floor above the garage. The balcony is over 12 feet away from the front unit and appropriately setback from the interior property lines. The location of the 2nd floor balcony above the garage is appropriate because it respects the privacy of the existing front unit and adjacent properties.
- Access to both garages will be from the existing driveway located on the east side of the property, which is consistent with the existing site conditions and other properties in the neighborhood.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the historic house and adjoining properties through setbacks as

recommended by the Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveway and walkways.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The building mass is appropriate for the site and the west portion of the second floor is stepped back to provide a transition between the two buildings, as recommended by HPC.
- The new unit at the rear will provide appropriate setbacks to avoid being overbearing towards adjacent properties.
- The building's two-story mass and height will, as conditioned, not overwhelm the historic house and will be compatible with other buildings in the neighborhood.
- A hipped roof is proposed at the second floor, which allows the overall form to be more deferential to the historic house and provide a more unified design at the rear building.
- The new unit is located behind the existing front unit with a generous setback that appropriately pushes the taller new mass toward the rear of the site.
- The building facades of the new unit consist of varying forms, appropriate setbacks, and architectural design treatment including cladding materials, color combinations, a balcony, iron details, that appropriately break up the massing.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The style of the new unit is appropriate to the Craftsman style of the historic house and the overall neighborhood.
- The proposed cement fiber siding and brown color are appropriate and complement the white accent color depicted on the windows and fascia. Overall, the proposed color palette for the new unit integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- Fiberglass windows are proposed. Conditions are recommended to ensure that all windows are recessed in the wall, have external muntin grids, sills, and flat trim as shown on the elevations. As conditioned, the windows will be appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes composition shingle in a style that is appropriate to its contemporary Craftsman design.
- The roof of the new unit is designed with various hipped forms, complementing the design of the building.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency. Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Design Review Board if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 19, 2020** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office

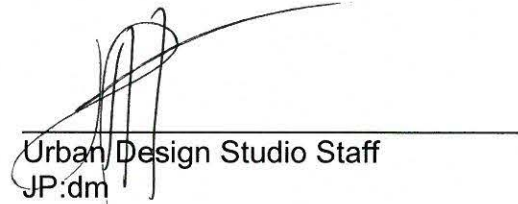
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Danny Manasserian**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
JP:dm